



Address: [6712 BRANCH CREEK DR](#)
City: FORT WORTH
Georeference: 20717-27-4
Subdivision: HULEN BEND ESTATES ADDITION
Neighborhood Code: 4S130G

Latitude: 32.6537275268
Longitude: -97.4144419495
TAD Map: 2024-356
MAPSCO: TAR-088Y



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: HULEN BEND ESTATES
ADDITION Block 27 Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$503,442

Protest Deadline Date: 5/24/2024

Site Number: 07249144

Site Name: HULEN BEND ESTATES ADDITION-27-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,691

Percent Complete: 100%

Land Sqft^{*}: 10,047

Land Acres^{*}: 0.2306

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

UNELL JILL E

Primary Owner Address:

6712 BRANCH CREEK DR
FORT WORTH, TX 76132

Deed Date: 1/31/2020

Deed Volume:

Deed Page:

Instrument: [D220027122](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| KLIETHERMES KALI M;KLIETHERMES TERR | 12/12/2008 | D208456019 | 0000000 | 0000000 |
| SIRVA RELOCATION CREDIT LLC | 12/12/2008 | D208456018 | 0000000 | 0000000 |
| DURRANCE ANNE W;DURRANCE BENJAMIN | 12/27/2001 | 00153750000278 | 0015375 | 0000278 |
| MAY KENNETH P;MAY THERESIA | 10/28/1999 | 00140840000190 | 0014084 | 0000190 |
| PERRY HOMES | 6/25/1999 | 00138880000334 | 0013888 | 0000334 |
| LUMBERMAN'S INVESTMENT CORP | 1/1/1998 | 00000000000000 | 0000000 | 0000000 |

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

| Year | Improvement Market | Land Market | Total Market | Total Appraised ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$453,442 | \$50,000 | \$503,442 | \$474,553 |
| 2024 | \$453,442 | \$50,000 | \$503,442 | \$431,412 |
| 2023 | \$407,033 | \$50,000 | \$457,033 | \$392,193 |
| 2022 | \$306,539 | \$50,000 | \$356,539 | \$356,539 |
| 2021 | \$323,773 | \$50,000 | \$373,773 | \$373,773 |
| 2020 | \$297,291 | \$50,000 | \$347,291 | \$347,291 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.